



DAVID
BURR

**The Byre, The Street
Brent Eleigh, Suffolk**



The Byre at Chim Chimineys, The Street, Brent Eleigh, Sudbury, Suffolk, CO10 9NS

Brent Eleigh is a charming Suffolk village surrounded by open countryside with a well supported local pub and parish church. The village enjoys close links with the medieval village of Lavenham (2 miles) which provides a comprehensive range of amenities. A commuter rail link is available in nearby Sudbury (8 miles).

An outstanding detached annexe situated within the grounds of a beautiful Grade II* listed property on a quiet no through road. The property contains versatile accommodation over two levels and includes a sitting room, separate dining room/fourth bedroom, a ground floor bedroom and bathroom together with two further first floor double bedrooms. The property will benefit from off-road parking for up to 3 vehicles and a private area of low maintenance garden.

A detached and characterful three/four bedroom property in a quiet, picturesque village.

ENTRANCE HALL: With terracotta tiled flooring, impressive 'Y' shaped staircase with two large storage cupboards beneath and solid oak doors leading to:-

SITTING ROOM: 16'4" x 13'7". (4.98m x 4.15m). With green oak exposed timbers, attractive leaded light windows, solid oak flooring and a central fireplace with wood burning stove situated on a brick hearth with an oak bressumer over.

DINING ROOM: 16'6" x 8'7". (5.04m x 2.63m). A generous room with plenty of space for formal dining, exposed green oak timbers and solid oak flooring.

KITCHEN/BREAKFAST ROOM: 12'6" x 9'6". (3.83m x 2.92m). Finished to an exceptional standard with a matching range of base and wall level solid wood cabinetry with a mixture of solid wood and polished granite worksurfaces incorporating a large Butler sink with polished brass mixer tap above, integrated Siemens double oven, integrated refrigerator and freezer and space and plumbing for a washing machine.

BEDROOM 1: 11'10" x 9'8". (3.63m x 2.95m) A well proportioned double room with a door leading into:

JACK AND JILL BATHROOM: Containing a bath with shower over, W.C. and a wash hand basin and with a further door leading into the hallway.

First floor

LANDING: With two large useful storage cupboards off and solid oak doors leading to:

BEDROOM TWO: 11'11" (base of eaves) x 11'9". (3.64m x 3.6m) An attractive double bedroom with solid oak flooring.

BEDROOM THREE: 16'11" x 11'11". (5.18m x 3.64m) A further comfortable double bedroom.

Outside

The property is approached via a driveway which expands into an area of parking with space for up to 3 vehicles. Adjacent to the parking is an area of garden enclosed by hedging and finished with gravel and which has been designed with low maintenance in mind.

Agent's Notes

Water rates are included within the rent. Other utilities and council tax remain payable by the tenant.

The driveway is shared with the host dwelling and therefore tenants will need to be mindful of others when coming to and from the property. Further information can be obtained from the office.

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FURNISHING: The landlord is happy to offer the property furnished, part-furnished or unfurnished.

PETS: Will be considered on a case by case basis.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: A.

PRICE: £1,500 per calendar month

DEPOSIT: £1,730.76

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

WHAT3WORDS: rebounder.household.nuptials

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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